

ZB# 85-19

Eugene Hecht

4-2-3.13

85-19 - Hecht, Eugene - Use variance/spec. permit

Publ. meeting:
May 13, 1985.

OLD to be notified
MFS DOT also

✓ mailed - Notice to Sentinel
on 5/14/85.
Published on 5/16/85.

~~Collect~~

061185.28L.

Special Permit
Granted on
6/10/85.

General Receipt

6585

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

May 30 19 85

Received of Engine Keelt \$ 50.00

Fifty and 00/100 DOLLARS

For Variance Application - 85-19

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Chk # 50.00</u>		
<u># 3390</u>		

By Pauline J. Townsend ^{EC}

Town Clerk

Title

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

-----X

In the Matter of the Application of
EUGENE and ELAINE HECHT

AMENDED
DECISION GRANTING
SPECIAL PERMIT

#85-19.

-----X

WHEREAS, EUGENE and ELAINE HECHT of 13 Ona Lane, New Windsor, New York, have made application for a special permit for the purposes of:

Construction of an automotive refinishing shop on Temple Hill Road in a PI (Planned Industrial Zone).

WHEREAS, a public hearing was held on the 10th day of June, 1985 at the Town Hall, 555 Union Avenue, New Windsor, N. Y.;
and

WHEREAS, applicant, Eugene Hecht, represented himself; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The evidence shows that all of the automobile refinishing will be done within the building.
3. The evidence shows that there will be no storage of automobiles outside of the building.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The proposal as presented will not cause substantial change in the neighborhood; and will not be detrimental thereto.
2. The proposal as presented will not endanger the safety, health, comfort and convenience of nearby residents; and will not be hazardous.

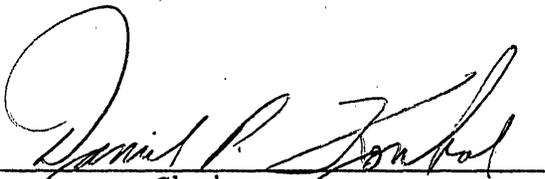
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANTS a special permit to the applicants subject to site plan approval by the Planning Board.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: August 12, 1985.


Chairman

cc: Eugene & Elaine Hecht

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

85-19

Date: 5/1/85

I. Applicant Information:

- (a) EUGENE + Ethune Hecht 13 orahune New Windsor NY 562-3458
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) Martin Cohen 152 Grand St Newburgh NY 561-6000
(Name, address and phone of attorney)
- (d) PAUL CAPICCHIONI inc 316 Blooming Grove TPK New Windsor NY 565-6690
(Name, address and phone of broker)

II. Application type:

- Use Variance Sign Variance
- Area Variance Special Permit

III. Property Information:

- (a) RI. Freedom Rd next to Automotive Brake 4-2-313 160x260 1 acre
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? none
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? MAY 1985
- (e) Has property been subdivided previously? NO When? _____
- (f) Has property been subject of variance or special permit previously? NO When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table of Use Regs., Col. A+B, to allow:

(Describe proposal) An Automotive Refinishing shop.

(b) ✓ The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Property is too small for use as an industrial complex.
The proposed use is conducive to neighboring uses
in the P.T. zone.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
Reqd. Side Yd.	_____ / _____	_____ / _____
Reqd. Rear Yd.	_____	_____
Reqd. Street Frontage*	_____	_____
Max. Bldg. Hgt.	_____	_____
Min. Floor Area*	_____	_____
Dev. Coverage*	_____ %	_____ %
Floor Area Ratio**	_____	_____

* Residential Districts only
** Non-residential districts only

(b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. ✓ Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section 48-9, Table of Use Regs., Col. B.

- (b) Describe in detail the use and structures proposed for the special permit.

will build a 60x100 steel building to due production
automotive ~~refinishing~~ Refinishing
Proposal as presented will not endanger the
health, safety, comfort and convenience of nearby
residences or businesses.

VIII. ✓ Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

there will be no outside storage of vehicles overnite
Complete landscaping inc Flowers & shrubs, driveway
& lites on the building will be installed. Front drive
will be paved. No changes will be made to the
land other than limited brush & tree removal.

IX. Attachments required:

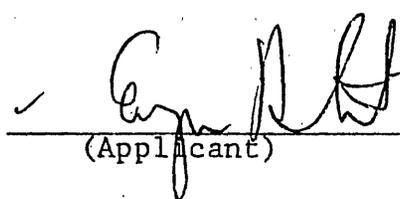
- ✓ Copy of letter of referral from Bldg./Zoning Inspector.
- ✓ Copy of tax map showing adjacent properties.
- ✓ Copy of contract of sale, lease or franchise agreement.
- ✓ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- n/a Copy(ies) of sign(s) with dimensions.
- ✓ Check in the amount of \$50.00 payable to TOWN OF NEW WINDSOR.
- n/a Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 5/8/85

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

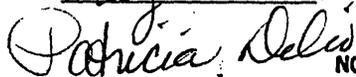
The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.



(Applicant)

Sworn to before me this

8th day of May, 1985.

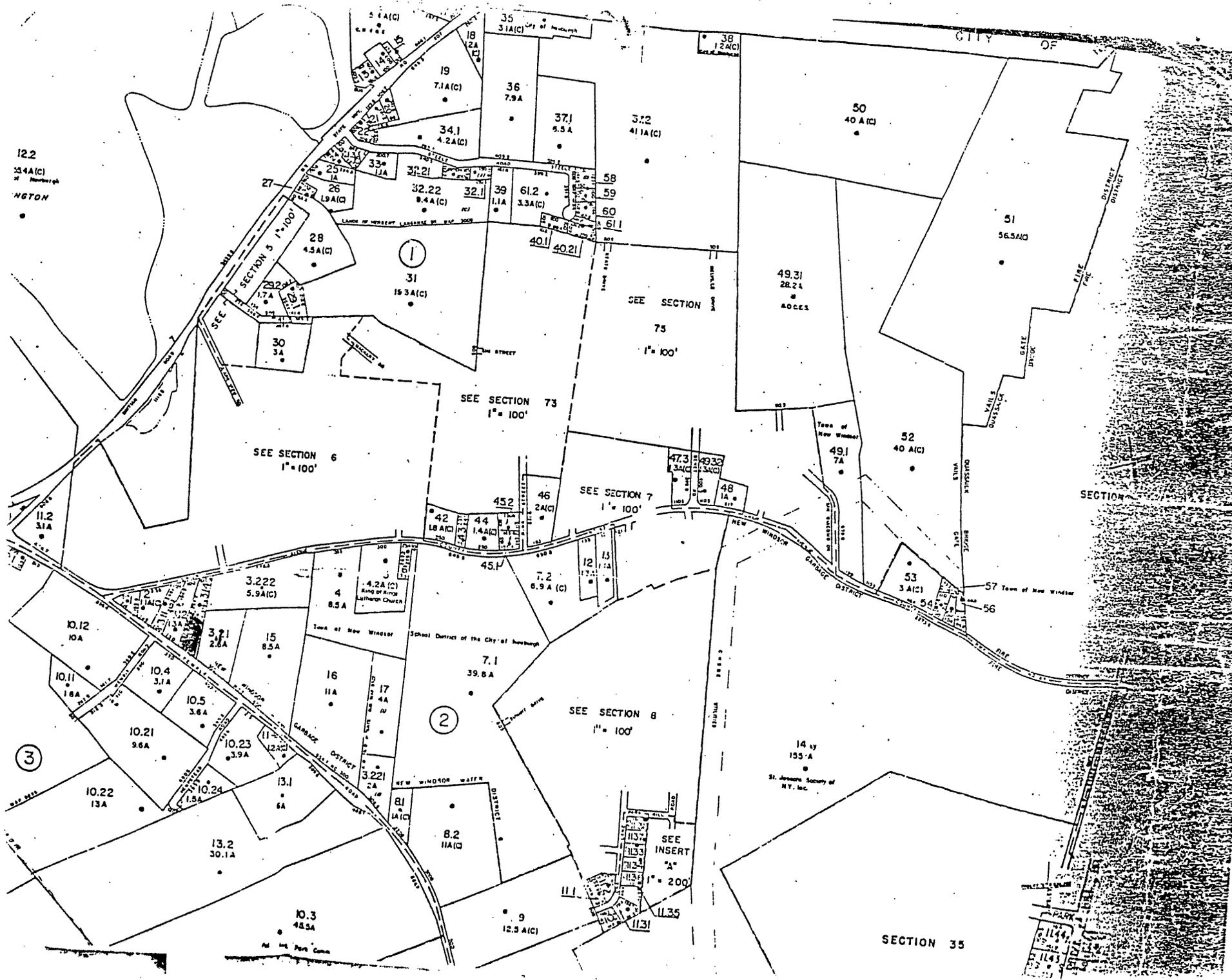


PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
Special Permit is _____.
- (c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



122
34A(C)
of Newburgh
NGTON

CITY OF

SECTION 3
1" = 100'

SEE SECTION 6
1" = 100'

SEE SECTION 73
1" = 100'

SEE SECTION 7
1" = 100'

SEE SECTION 8
1" = 100'

SEE INSERT
"A"
1" = 200'

SECTION 35

3

2

1

Town of New Windsor
School District of the City of Newburgh

14 by
155-A
St. Jerome Society of
N.Y., Inc.

1144
1143
1142

Prelim. Meeting:
5/13/84 - 7:30 p.m.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

85-19

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

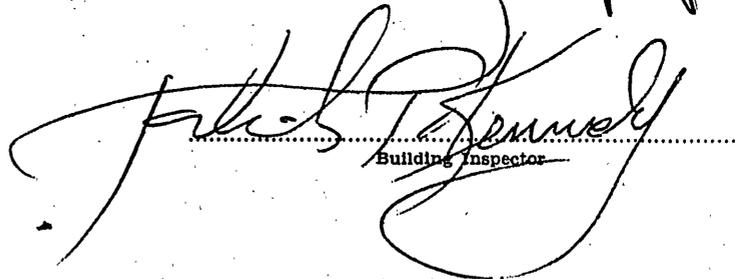
File No. Date April 22, 1985

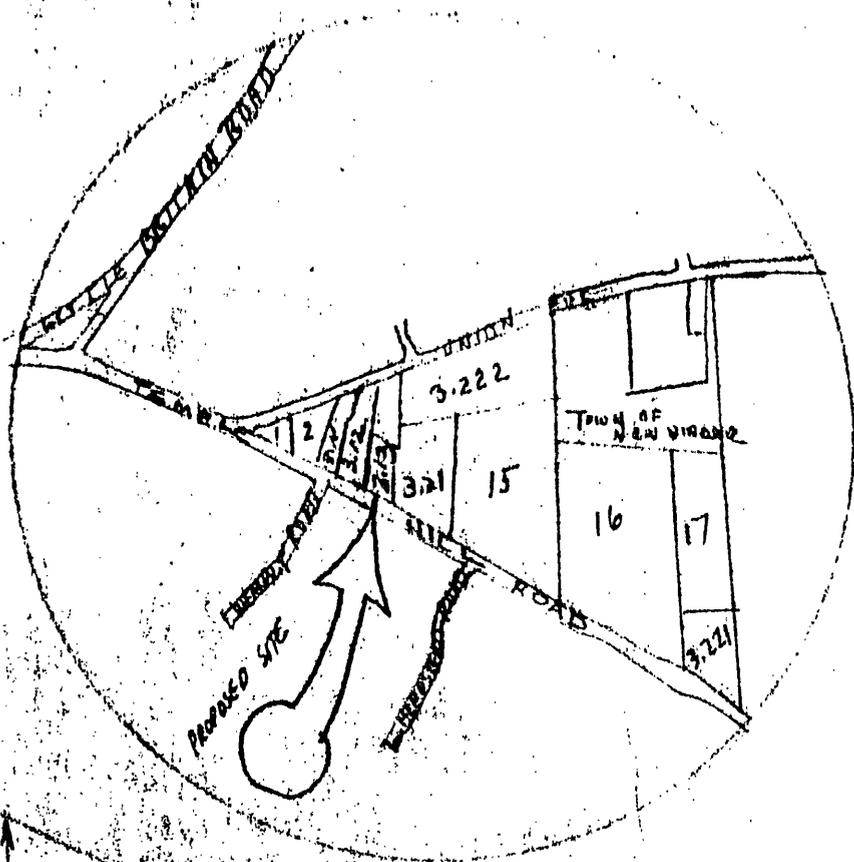
To Eugene & Elaine Hecht 562-3488
13 Ona Lane
New Windsor, New York 12550

PLEASE TAKE NOTICE that your application dated April 22, 1985
for permit to Construct an Automotive paint shop only
at the premises located at E. side of Temple Hill Rd (NYS Rt 300)
Tax Map Section 4 Block 1 Lot 3-13

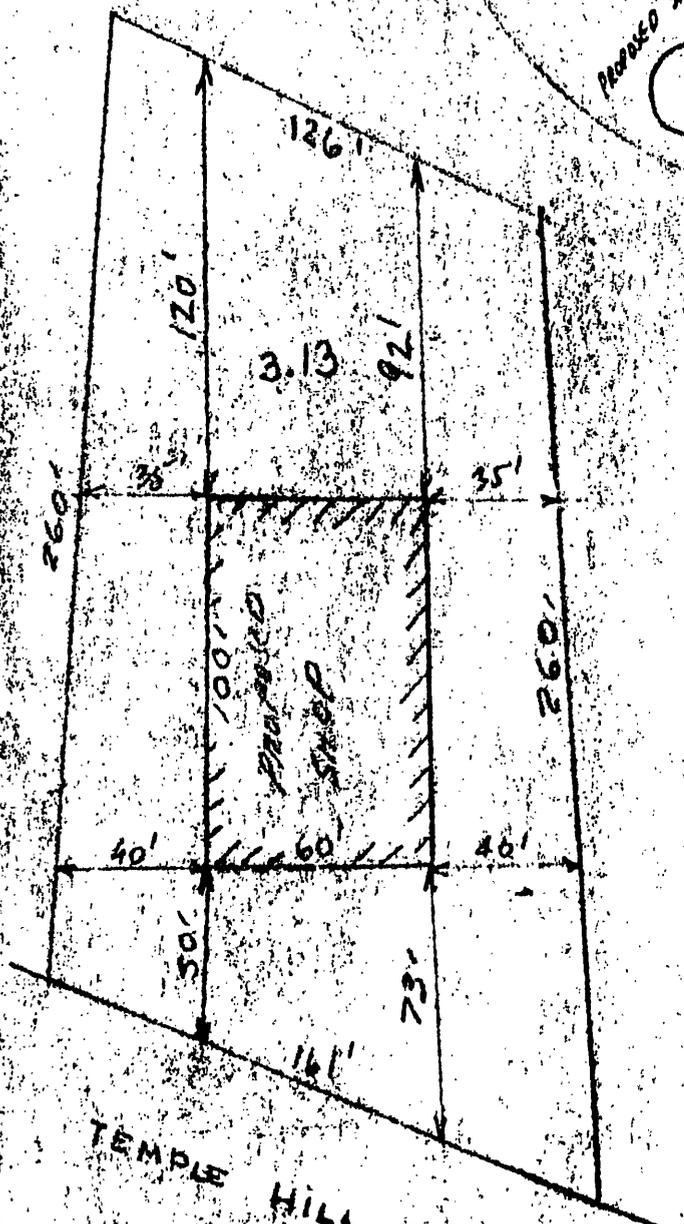
is returned herewith and disapproved on the following grounds:

~~Non-Conforming use~~ P.I. zone
Auto service & repair garages are allowed by special
permit in the 'C' & 'NC' zones only - use variance
Spec. permit

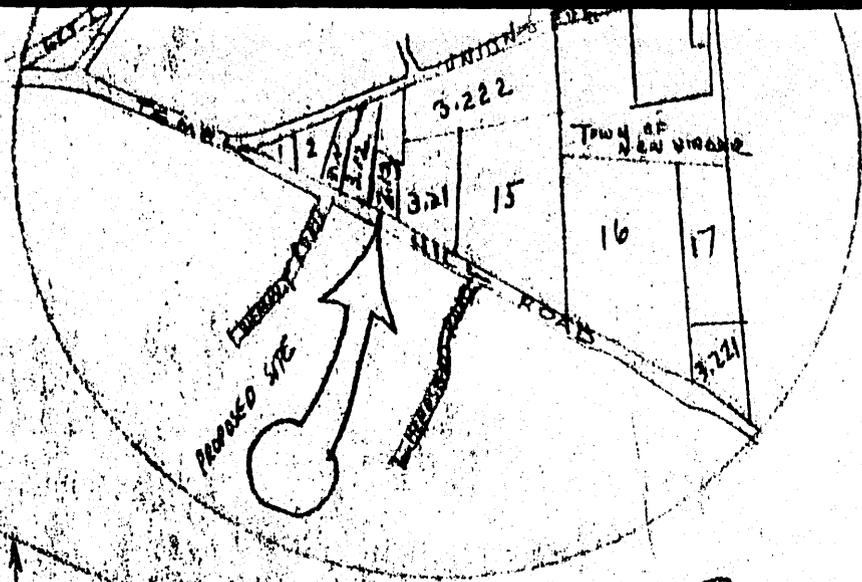

Building Inspector



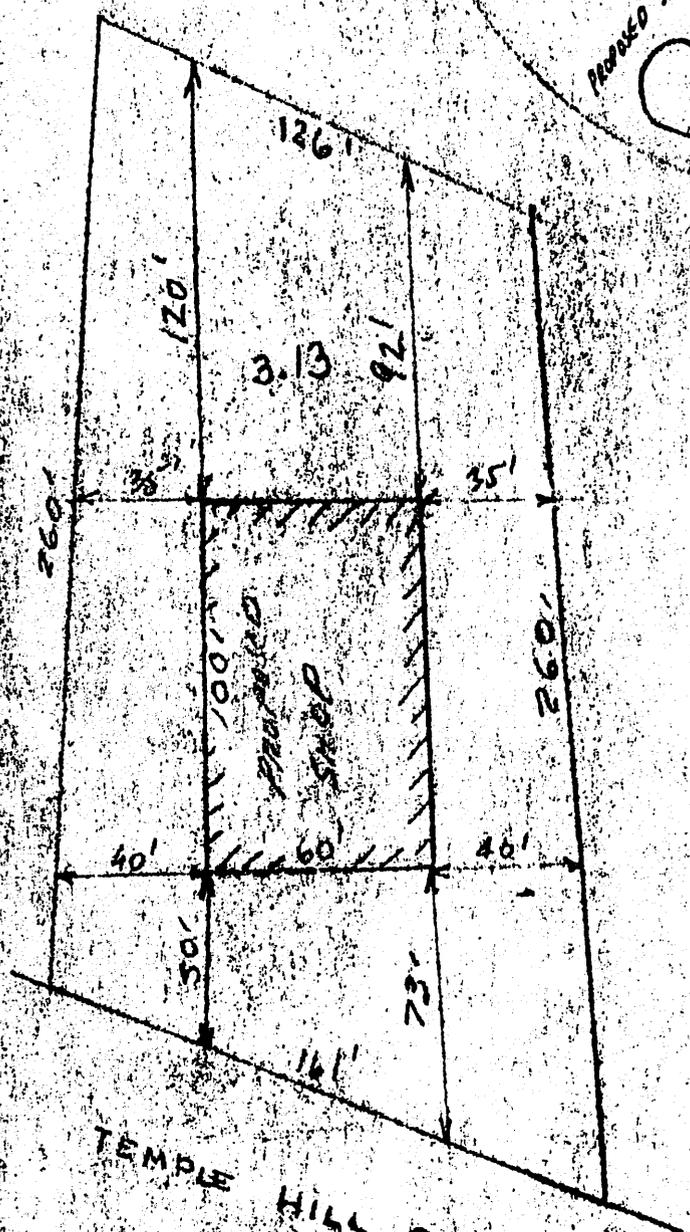
LOCATION MAP



TEMPLE HILL ROAD
S.R. 300



LOCATION MAP



TEMPLE HILL ROAD S.E. 300

SECTION 4
BLOCK 1
LOT 3.13

SCALE 1" = 50'



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

June 11, 1985

1763

Mr. Eugene Hecht
13 Ona Lane
New Windsor, N. Y. 12550

RE: APPLICATION FOR SPECIAL PERMIT - #85-19
ZONING BOARD OF APPEALS

Dear Gene:

This is to confirm that a public hearing was held regarding the above-entitled application before the Zoning Board of Appeals. The Board voted to grant your request for a special permit at the June 10, 1985 meeting.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Best regards.

Very truly yours,

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

/pd

cc: Town Building Inspector
Planning Board



Louis Heimbech
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

May 24, 1985

Mr. Daniel P. Konkol, Chairman
New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, N.Y. 12550

Re: Use Variance, Eugene Hecht
Temple Hill Road
Our File No. NWT 10-85M

Dear Mr. Konkol:

In accordance with Section 239, Paragraphs l and m of the General Municipal Law, the variance application cited above was reviewed.

The requested variance will be insignificant to County and State-owned facilities. For this reason County Planning Department approval is hereby granted.

If there are any questions, don't hesitate to call.

Very truly yours,

Peter Garrison
Commissioner of Planning &
Development

Reviewed by Fred H. Budde
Fred H. Budde
Planner

PG:oor

RECEIVED
ATTORNEYS OFFICE
TOWN OF NEW WINDSOR

MAY 28 1985

BY: Dorinda Delis

6/10/85 Public Hearing - Hecht, Eugene #85-19

Name:

H. Conrad

Address:

70 WELLS RD, N'BUZZH

No objections



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

23 on list

May 10, 1985

Eugene and Elaine Hecht
13 Ona Lane
New Windsor, NY 12550

Re: 4-2-3.13

Dear Mr. and Mrs. Hecht:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$45.00. Please remit the same to the Town Clerk, Town of New Windsor.

Very truly yours,

CHRISTIAN E. JAHRLING
SOLE ASSESSOR, IAO

CEJ/jk
Attachments



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Pierotti, Elizabeth M. ✓
RD2 Meadowbrook Lane
Cornwall, NY 12518

Mazza, Theresa
615 Union Ave.
New Windsor, NY 12550

Licari, Rita
478 Union Ave.
New Windsor, NY 12550 ✓

Clegg, John C. & Robert S. ✓
4 Innis Avenue
Newburgh, NY 12550

Fischer, Major Susan & Mark J. NO
c/o Maj. S. Fischer Moyer
7521 Amesbury Court
Alexandria, Virginia 22310

Automotive Brake Co. of Newburgh, Inc. ✓
Box 429
Newburgh, NY 12550

Orange County Industrial Development Agency ✓
County Building
252-72 Main St.
Goshen, NY 10924

Birk's Realty, Inc. ✓
55-59 Route 17K
Newburgh, NY 12550

Ellwhy Realty Corp. ✓
c/o Dexion Realty Corp. ✓
c/o Interlake, Inc.
2015 Spring Rd.
Oak Brook, Il. 60521

Crowley Foods, Inc. ✓
145 Conklin Ave.
Binghamton, NY 13902

Monsey Structural Aluminum, Inc.
335 Temple Hill Rd.
New Windsor, NY 12550 ✓

The Coca-Cola Bottling Co. ✓
20 Horseneck Lane Box 1820
Greenwich, CT 06836

Ganin Brothers, Ganin Tire Co. Inc. ✓
1421 38th Street
Brooklyn, NY 11212

Petro, James Jr. & Deborah ✓
32 Washview Road
New Windsor, NY 12550

Jennings, Richard C. & Patricia C. NO
30 Clarkview Rd.
New Windsor, NY 12550

Infante, Madeline ✓
602 Union Ave.
Newburgh, NY 12550

Casalinuovo, Dominick & Rose ✓
606 Union Ave.
Newburgh, NY 12550

McDougall, Glenn A. ✓
614 Union Ave.
New Windsor, NY 12550

Simpson, Harry M. & Dorothy ✓
Box 941
Newburgh, NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Ramirez, Jose ✓
618 Union Ave.
New Windsor, NY 12550

Grismer, Eleanore
Ronsini, Angela, Eleanor, Richard Jr. ✓
& Michael
Box 2013
Newburgh, NY 12550

Grismer, Eleanor ✓
P.O. Box 2013
Newburgh, NY 12550

Porath, Harold A. & Vera C. ✓
31 Clarkview Rd.
New Windsor, NY 12550

INTER-OFFICE CORRESPONDENCE

ZBA File
#85-19

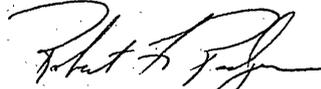
TO: Town Zoning Board of Appeals
FROM: Town Fire Inspector
DATE: 30 May 1985
SUBJECT: Eugene Hecht - Paint Shop

I have reviewed the specifications of the J-Mar World Class Spray Booth & Bake Oven and additionally have been in contact with Mr. John Marricone Jr., Vice-President of J-Mar Metal Fabricating Co., makers of the spray booth. (copy of letter attached)

I have no objections to the use of the product by Mr. Eugene Hecht, in his paint shop.

Thank you for your time.

Respectfully,



Robert F. Rodgers
Fire Inspector

Att.

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

MAY 30 1985

BY Patricia Delis



J-MAR METAL FABRICATING CO.

May 20, 1985

Mr. Robert Rodgers
Fire Inspector
555 Union Avenue
New Windsor, N.Y. 12550

Dear Mr. Rodgers:

This letter is to confirm our conversation on J-Mar automotive spray booths. All J-Mar booths are built in accordance with N.F.P.A. Rule 33 codes. Our World Class booth meets all codes (except sprinklers) and is pending underwriter approval.

Enclosed please find a copy of our sales brochure. Should you have any further questions please feel free to contact us.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'J. Marricone, Jr.', is written over the typed name.

John Marricone, Jr.
Vice-President

JM/jm

ENCLOSURE

Contract of Sale

Date April 24, 1985

Seller and Purchaser agree as follows:

Parties

Seller NEWBURGH BANANAS, INC., a domestic corporation with its principal place of address business at 111 Dickson Street, City of Newburgh, Orange County, State of New York, 12550;

Purchaser EUGENE HECHT and ELAINE HECHT, husband and wife;
address 13 Ona Lane, New Windsor, New York 12550

chase

1. Seller shall sell and Purchaser shall buy the Property on the terms stated in this Contract.

Property

2. The Property is described as follows:

ALL that certain lot, piece or parcel of land situate in the Town of New Windsor, County of Orange, State of New York and being more accurately bounded and described as follows:

BEGINNING at a point on the easterly side of Temple Hill Road, said point of beginning being located 589' southerly as measured along the easterly right of way line of Temple Hill Road from its intersection with the southerly line of Union Avenue, said point of beginning also being the most southerly corner of lands conveyed by Charles G. and Ethel R. Smith to John C. and Robert S. Clegg; thence from said point of beginning and along a portion of the easterly line of Clegg, North 40° 28' 53" East 260.0' to a point; thence through lands of Charles G. and Ethel R. Smith, South 27° 26' 07" East 138.67' to a point in the line of lands now or formerly of the Sloan Estate; thence along said line, South 35° 08' 10" West 260.0' to a point in the easterly side of Temple Hill Road; thence along the easterly side of Temple Hill Road, North 31° 03' West 161.0' to a point of beginning.

BEING the same premises conveyed by Charles W. Smith and Ethel R. Smith, his wife, to Armand Belcastro and Dorothy Belcastro, his wife, by deed dated August 25, 1969 and recorded in the Orange County Clerk's Office on August 27, 1969, in Liber 1828 of Deeds at page 469.▲

ALSO BEING the same premises conveyed by Armand Belcastro and Dorothy Belcastro to Newburgh Bananas, Inc. by deed dated December 18, 1976, and recorded in the Orange County Clerk's Office on December 21, 1976, in Liber 2055 of Deeds at Page 345.

All monies to be held in escrow by seller's attorney.

2.
3.13

Buildings and improvements

Fixtures, personal property

3. The sale includes:

(a) All buildings and improvements on the Property.

(b) All fixtures and articles of personal property attached to or used in connection with the Property, unless specifically excluded below. Seller represents that they are paid for and owned by Seller free and clear of any lien other than the Existing Mortgage. They include but are not limited to plumbing, heating, lighting and cooking fixtures, radio and television aerials, blinds, shades, screens, awnings, storm windows, storm doors, mail boxes, weather vanes, flagpoles, pumps, shrubbery, clothes washers, clothes dryers, garbage disposal units, ranges, refrigerators, freezers, air conditioning equipment and installations, and wall to wall carpeting.

Excluded from this sale are:

Furniture and household furnishings

Price

4. The purchase price is..... \$ 35,000.00
payable as follows:

On the signing of this Contract, by check subject to collection..... \$ 3,500.00

By allowance for the principal amount still unpaid on the Existing Mortgage.... \$

By a Purchase Money Note and Mortgage from Purchaser (or assigns) to Seller.. \$

Balance in cash or certified check on the delivery of the deed at the Closing..... \$ 31,500.00

The Property will be conveyed subject to the continuing lien of the following mortgage ("Existing Mortgage"):
Mortgage now in the unpaid principal amount of \$ _____ and interest at the rate of _____ %
per year, presently payable in _____ installments of \$ _____ which includes principal, interest,
and with any balance of principal being due and payable on _____ 19 _____

6. If a purchase money note and mortgage is to be given it shall be drawn by the attorney for the Seller. Purchaser shall pay for the mortgage recording tax, recording fees and the charge for drawing the note and mortgage.

The purchase money note and mortgage shall provide that it will always be subject to the prior lien of any Existing Mortgage even though the Existing Mortgage is extended, consolidated or refinanced in good faith.

7. The Property is to be conveyed subject to:

- (a) Building and zoning regulations.
- (b) Conditions, agreements, restrictions and easements, of record.
- (c) Any state of facts, an inspection or survey of the Property may show if it does not make the title to the Property unmarketable.
- (d) Existing tenancies.
- (e) Unpaid assessments payable after the date of the transfer of title.

8. At the Closing Seller shall deliver to Purchaser a Bargain and Sale Deed with Covenants Against Grantors Acts

deed so as to convey a fee simple title to the Property free and clear of all encumbrances except as stated in this Contract. The deed shall be prepared, signed and acknowledged by Seller and transfer tax stamps in the correct amount shall be affixed to the deed, all at Seller's expense. The deed shall contain a trust fund clause as required by Section 13 of the Lien Law.

9. The following are to be apportioned pro-rata as of the date of delivery of the deed:

- (a) Rent as and when collected.
- (b) Interest on the Existing Mortgage.
- (c) Taxes, water rates and sewer rents based on the fiscal period for which assessed.
- (d) Premiums on existing transferable insurance policies and renewals on those expiring prior to closing.
- (e) Fuel, if any.

10. If there is a water meter on the Property, Seller shall furnish a reading to a date not more than thirty days prior to the time set for Closing. The unfixed meter charge and sewer rent, if any, shall be apportioned on the basis of this last reading.

11. This Contract does not provide for what happens in the event of fire or casualty loss before the title closing. Unless different provision is made in this Contract, Section 5-1311 of the General Obligations Law will apply.

12. The Closing will take place at the office of Seller's Attorney

at _____ .M. on or before 19 _____
May 1, 1985

13. Purchaser represents that Purchaser has not dealt with any broker in connection with this sale other than Capicchioni Real Estate and Seller agrees to pay broker the commission earned (pursuant to separate agreement). 10%-\$3,500.00

14. All money paid on account of this Contract, and the reasonable expenses of examination of the title to the Property and of any survey and inspection charges are hereby made liens on the Property. The liens shall not continue after default by Purchaser.

15. This Contract may not be changed or ended orally.

16. This Contract shall apply to and bind the distributees, executors, administrators, successors and assigns of the Seller and Purchaser.

17. If there are more than one Purchaser or Seller the words "Purchaser" and "Seller" used in this Contract includes them.

- d) Premiums on existing transferable insurance policies and renewals on those expiring prior to closing.
- (e) Fuel, if any.

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7. If there are more than one Purchaser or Seller the words "Purchaser" and "Seller" used in this Contract includes them.

Seller and Purchaser have signed this Contract as of the date at the top of the first page.

..ITNESS

SELLER

NEWBURGH BANANAS, INC.

By: *[Signature]*
 PURCHASER

[Signature]
 Eugene Hecht
[Signature]
 Elaine Hecht

P&T

State of New York
County of Orange, ss:

Everett W. Smith, being duly sworn
disposes and says that he is
Publisher of the E.W. Smith
Publishing Company, Inc. publisher
of The Sentinel, a weekly newspaper
published and of general circulation
in the Town of New Windsor, and that
the notice of which the annexed is
a true copy was published ONCE
in said newspaper, commencing on
the 16th day of MAY A.D., 1985
and ending on the 16th day of MAY
A.D. 1985

Subscribed and shown to before me
this 31st day of May, 1985

Patricia Delio
Notary Public of the State of New York
County of Orange.

My commission expires 3/30/87

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970778
Qualified in Orange County
Commission Expires March 30, 1987.

LEGAL
PUBLIC NOTICE OF HEARING
BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a Public Hearing
pursuant to Section 48-34A of the
Zoning Ordinance on the follow-
ing proposition:
Appeal No. 19
Request of EUGENE HECHT
AND ELAINE HECHT for a
SPECIAL PERMIT of the regu-
lations of the Zoning Ordinance
to permit an automotive refin-
ishing shop in a PI (Planned In-
dustrial) zone being a SPECIAL
PERMIT of Section 48-9 Table
of Use Regs. Col. B for prop-
erty situated as follows:
Temple Hill Road (next to Au-
tomotive Brake), New Windsor,
N.Y. known and designated as
Section 4, Block 2, Lot 3-13.
SAID HEARING will take place
on the 10th day of June, 1985, at
the New Windsor Town Hall, 555
Union Avenue, New Windsor,
N.Y. beginning at 7:30 o'clock
p.m.
DANIEL P. KONKOL
CHAIRMAN
BY: Patricia Delio
Secretary

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING OFFICE

FROM: ZONING BOARD OF APPEALS

RE: PUBLIC HEARINGS BEFORE THE ZBA - June 10, 1985

DATE: May 31, 1985

Please be advised that the following public hearing(s) will be heard before the Zoning Board of Appeals on the above date:

HECHT, EUGENE - Special Permit (paint shop)

HARSH, JANE & RON - Sideyard variance (addition)

RHOADES, ALBERT & GRETA - One-family to two-family
conversion

I have attached hereto copies of the pertinent applications together with public hearing notices which were published in The Sentinel.

Patricia Delio, Secretary
Zoning Board of Appeals

/pd

Attachments

B. ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION
(Variances, Zone Changes, Special Permits, Subdivisions)

Section A. - To be completed by Local Board having jurisdiction.
To be signed by Local Official.

Local File No. 85-19

1. Municipality Town of New Windsor Public Hearing Date _____

City, Town or Village Board Planning Board Zoning Board of Appeals

2. Applicant: NAME Hecht, Eugene

Address 13 Ona Lane, New Windsor, NY.

Attorney, Engineer, Architect Martin Cohen, Esq., 152 Grand St. Newb.

3. Location of Site: Temple Hill Rd. - (next to Auto Brake.)
(street or highway, plus nearest intersection)

Tax Map Identification: Section 4 Block 2 Lot 313.

Present Zoning District P.I. Size of Parcel 160 x 260

4. Type of Review:

Special Permit Use* See application & plan attached -

Variance* Use - Refinishing shop.
Area _____

Zone Change* From: _____ To: _____

Zoning Amendment* To Section: _____

Subdivision** Major _____ Minor _____

5/13/85
Date

Patricia Delis, Secretary
Signature and Title

*Cite Section of Zoning Regulations where pertinent
**Three (3) copies of map must be submitted if located along County Highway, otherwise, submit two (2) copies of map.

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 19

Request of EUGENE HECHT AND ELAINE HECHT

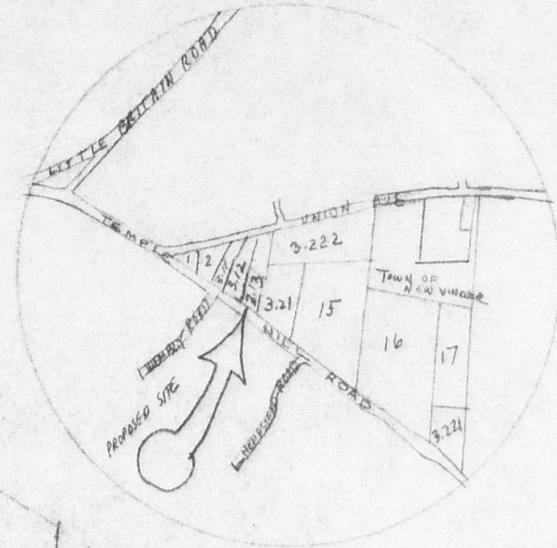
for a ~~VARIANCE~~ SPECIAL PERMIT of the regulations of the Zoning Ordinance to permit an automotive refinishing shop in a PI (Planned Industrial) zone

being a ~~VARIANCE~~ SPECIAL PERMIT of Section 48-9 - Table of Use Regs. - Col. B for property situated as follows:

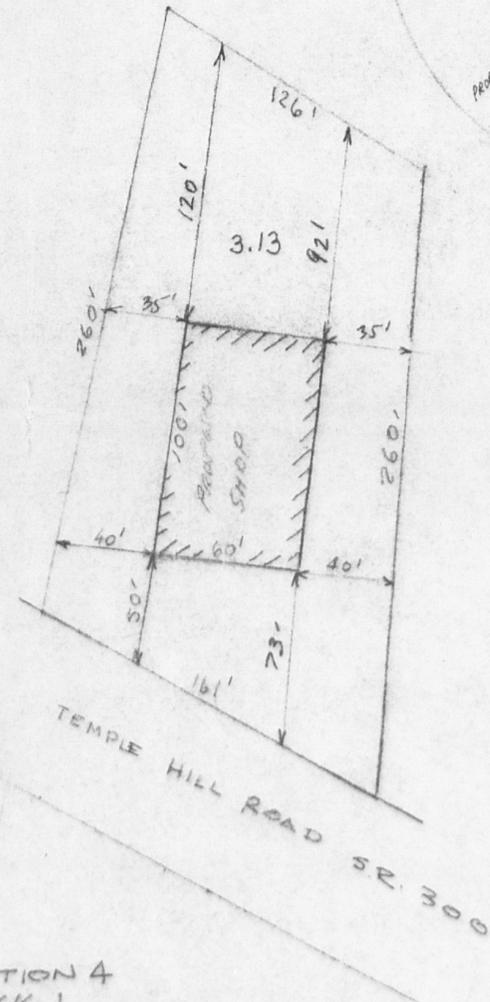
Temple Hill Road (next to Automotive Brake),
New Windsor, N. Y. known and designated as
Section 4, Block 2, Lot 3.13.

SAID HEARING will take place on the 10th day of June, 1985, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock P. M.

DANIEL P. KONKOL
Chairman



LOCATION MAP



SECTION 4
BLOCK 1
LOT 3.13

SCALE 1" = 50'

PROPOSED SHOP ON TEMPLE HILL ROAD NEW WINDSOR N.Y.		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
SKETCH PLAN		
		DRAWING NUMBER: